

OFFERING MEMORANDUM

Wendy's Ground Lease

Loveland, CO (Fort Collins-Loveland MSA)



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Demographics

Fisher James Corp. and Crosbie Real Estate Group, LLC ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Brand New 25-Year Absolute NNN Ground Lease
 - Scheduled 2% Annual Rental Escalations
- Highly Functional Footprint with a Drive-Thru Component and Outdoor Patio
- Experienced Operator with 17 Locations in CO and Over 70 Years of Experience with Wendy's
- World's 3rd Largest Hamburger Chain with Over 7,100 Locations Worldwide
- Strategic Location Along E Crossroads Blvd (18,800 AADT) with Immediate Access to I-25 (84,064 AADT)
- Synergistic Surrounding Tenant Mix
 - Neighbored by Maverik, Chick-fil-A, Starbucks, Hotels, and More
- Adjacent to New 130k SF Bass Pro Shops Outdoor World Destination (Opening 2025)
- Half a Mile from The Ranch Event Complex
 - 240-Acre Indoor/Outdoor Events & Entertainment Complex
- In Proximity to Centerra, Northern Colorado's Largest Master-Planned Community
 - 3,000 Acres of Residential, Retail, Office, and Open Space
- Rapidly-Growing Area with Affluent Demographics
 - 3.51% Annual Population Growth Rate within 3 Miles
 - Average Household Income of \$170,850 within a 3-Mile Radius
 - 54.8% of Residents (25+) within 5 Miles Have a Bachelor's Degree or Higher, Well Above the National Average



Highly Functional Footprint with a Drive-Thru Component



Immediate Access to Interstate 25
84,064 AADT



\$170,850 Average Household Income
within a 3-Mile Radius



3.51% Annual Population Growth Rate
within a 3-Mile Radius










~13 Miles from Colorado State University
34,000+ Students



Less than 50 Miles from Downtown Denver





	LOCATION	6145 Crossroads Blvd, Loveland, CO 80538
	LOT SIZE	±1.023 acres or ±44,558 square feet
	IMPROVEMENTS	3,178 square foot retail building for Wendy's with a drive-thru component
	YEAR BUILT	2020
	PARKING	23 parking spaces
	LEASE	<p>Leased to Wend Summit II, LLC dba Wendy's for twenty-five (25) years at an initial annual rent of \$178,500. Rent is to increase by 2% annually. There are three (3), five-year renewal options. The lease is absolute triple net with the tenant responsible for all taxes, insurance, utilities, and maintenance.</p> <p>*The lease amendment with new 25-year term will be signed and commence upon close of escrow.</p>
	FINANCING	The property will be delivered free and clear of permanent financing.

\$3,680,000

4.85% CAP RATE

6.21% Return over Base Lease Term

[View on Map](#)

ANNUAL RENT		
Year	Annual Rent	Return
Year 1	\$178,500	4.85%
Year 2	\$182,070	4.95%
Year 3	\$185,711	5.05%
Year 4	\$189,426	5.15%
Year 5	\$193,214	5.25%
Year 6	\$197,078	5.35%
Year 7	\$201,021	5.46%
Year 8	\$205,042	5.57%
Year 9	\$209,143	5.68%
Year 10	\$213,326	5.80%
Year 11	\$217,593	5.91%
Year 12	\$221,944	6.03%
Year 13	\$226,383	6.15%
Year 14	\$230,911	6.27%
Year 15	\$235,529	6.40%
Year 16	\$240,240	6.53%
Year 17	\$245,045	6.66%
Year 18	\$249,946	6.79%
Year 19	\$254,944	6.93%
Year 20	\$260,043	7.07%
Year 21	\$265,244	7.21%
Year 22	\$270,549	7.35%
Year 23	\$275,960	7.50%
Year 24	\$281,479	7.65%
Year 25	\$287,109	7.80%
Years 26-30	(Option 1)	2% annual increases
Years 31-35	(Option 2)	2% annual increases
Years 36-40	(Option 3)	2% annual increases

Wendy's



World's Third Largest Hamburger Chain with Over 7,100 Locations Worldwide

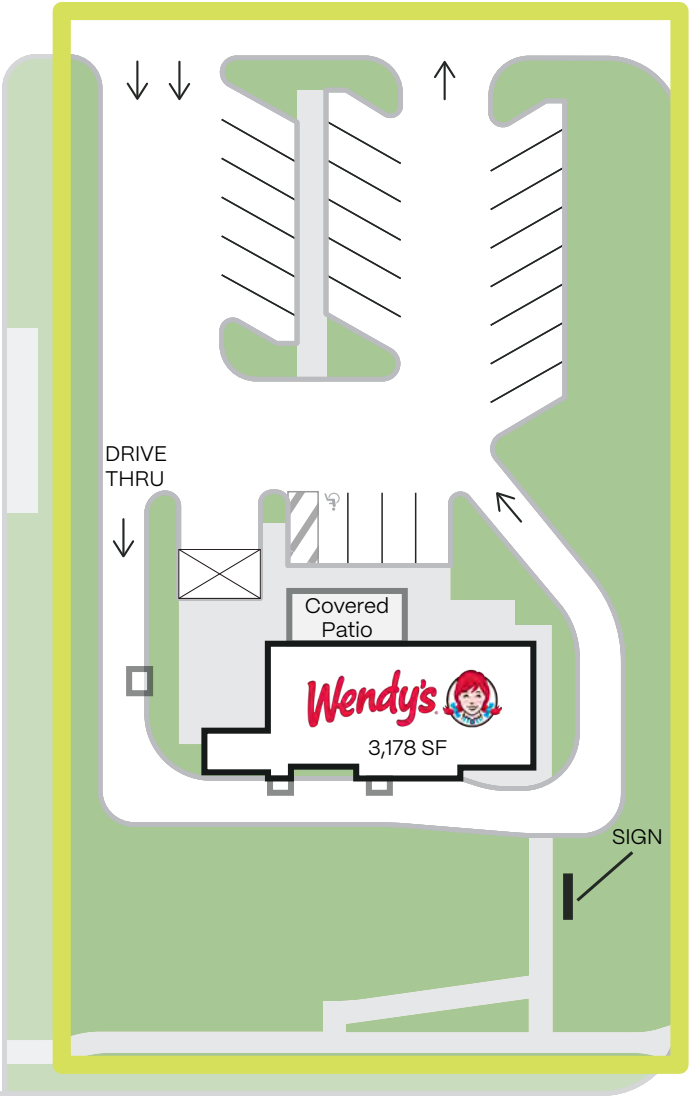
3.1% Systemwide Sales Growth YoY

Wendy's is an American international fast food restaurant chain that was founded by Dave Thomas in 1969 in Columbus, Ohio. The restaurant quickly became known for its square beef patties, made from fresh beef, and iconic Frosty desserts. As of 2024, Wendy's was the world's second-largest hamburger fast food chain with over 7,100 locations in more than 30 countries, including more than 6,000 restaurants in the United States. The Wendy's Company (NASDAQ: WEN), an American holding company for the major fast-food chain, employs over 15,300 individuals. The company has recently increased its marketing efforts tailored toward its breakfast offerings, with its breakfast sales growth currently outpacing lunch and dinner sales.

For the full year 2024, Wendy's reported total revenue of \$2.25 billion and net income of \$194.4 million. The company also experienced a 3.1% increase in systemwide sales YoY, reaching \$14.5 billion. The company also achieved its 14th consecutive year of same-restaurant sales growth.

The lease is signed by Wend Summitt II, a subsidiary of Wend Summitt. David See is the primary operator and also the COO of the 5th largest franchisee group in the United States. Between him and his daughter they have over 70 years of experience with Wendy's.





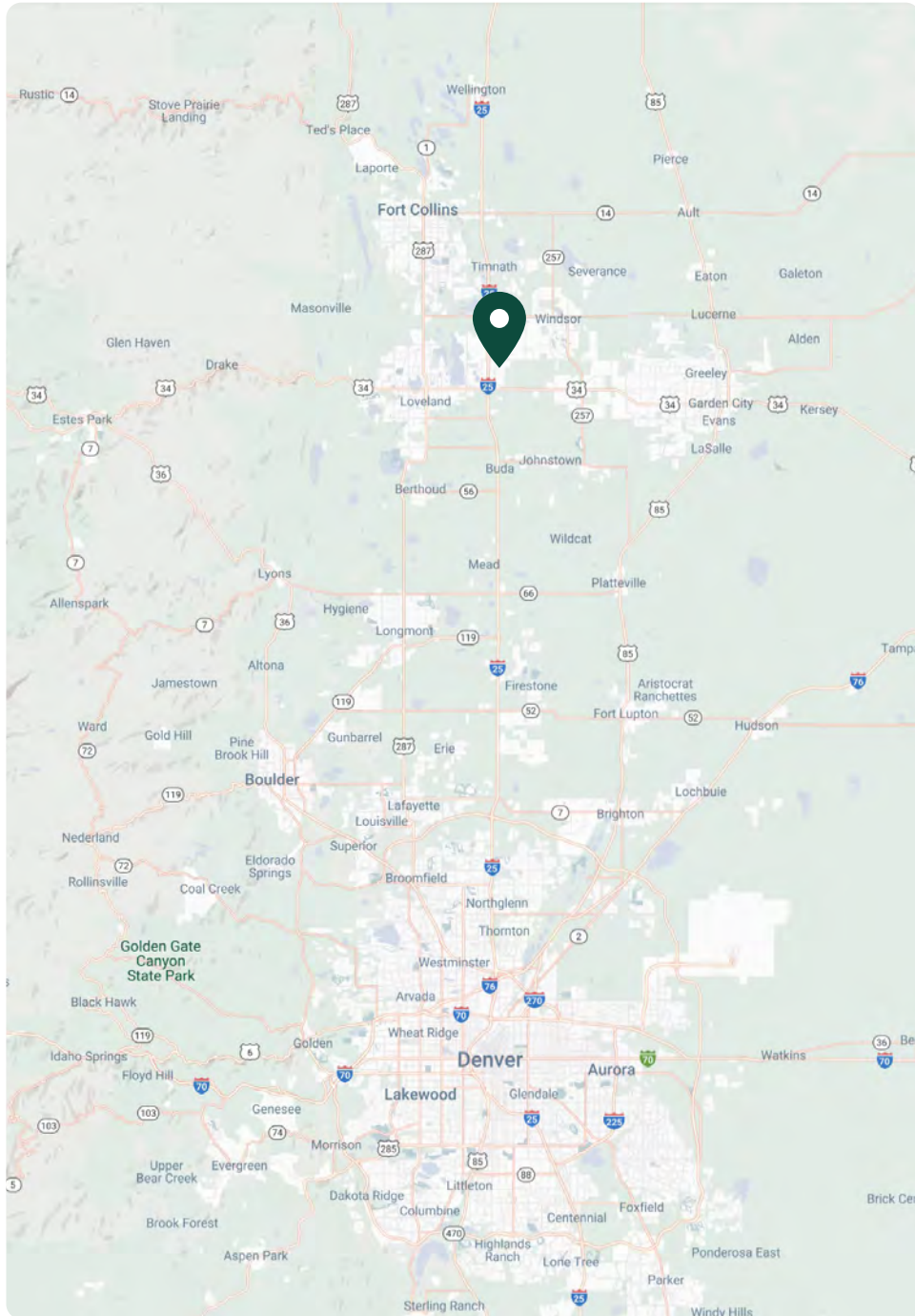
E CROSSROADS BOULEVARD











Loveland, Colorado, is a fast-growing city located in southern Larimer County, with a 2024 estimated population of approximately 83,000. The city offers a desirable combination of small-town character, modern amenities, and strategic access to major regional markets. Loveland benefits from strong demographics, including a median household income nearing \$90,000 and a highly educated workforce, with over 40% of residents holding a bachelor's degree or higher.

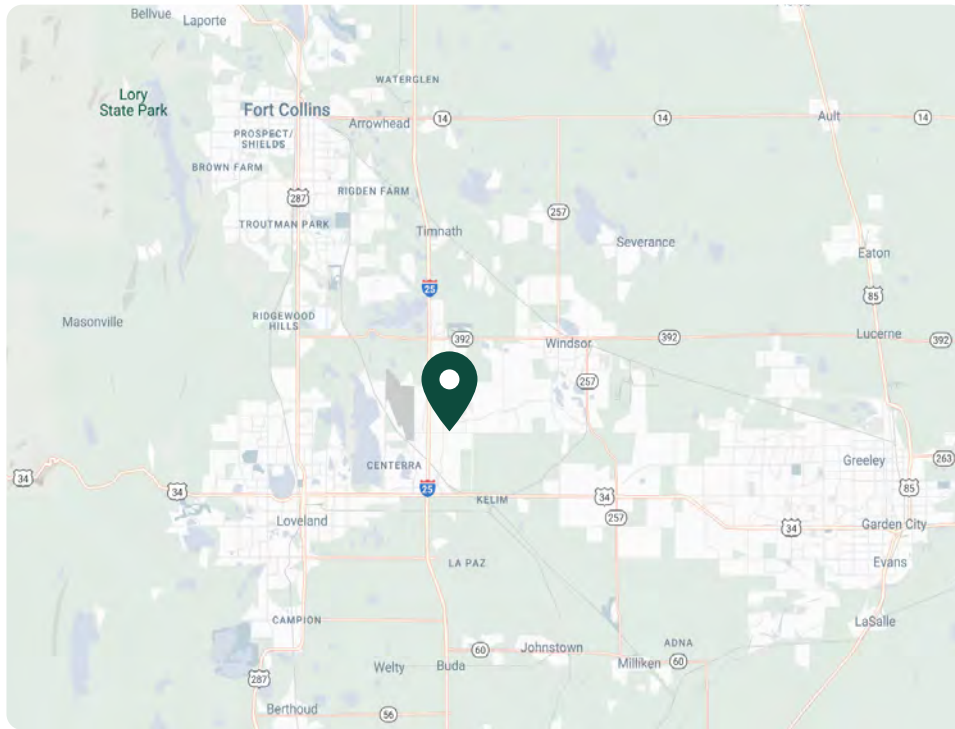
Positioned just 10 miles south of Fort Collins and Colorado State University — a nationally leading public research institution — Loveland has access to a deep pool of talent and research-driven economic opportunities. The 4,773-acre campus is the flagship campus of the Colorado State University System and serves over 34,000 students across eight colleges.

The city is located approximately 45 miles north of Denver, directly along Interstate 25, providing residents and businesses with efficient connectivity to the Denver-Aurora-Lakewood MSA, Colorado's primary economic hub.

Loveland is part of the Fort Collins-Loveland Metropolitan Statistical Area (MSA), which has a combined population exceeding 370,000. The MSA consistently ranks among the top nationwide for quality of life, educational attainment, and economic performance. Key regional industries include technology, healthcare, education, manufacturing, and professional services, creating a diversified and resilient economic base.

Loveland's economic stability is further supported by major employers such as UCHHealth, Woodward, Inc., and a growing technology and advanced manufacturing sector. The city also benefits from strong retail, healthcare, and tourism drivers, bolstered by its proximity to Rocky Mountain National Park and abundant outdoor recreation assets.

With continued infrastructure investment, a pro-business environment, highly rated public schools, and access to an exceptional quality of life, Loveland is well positioned for sustained residential and commercial growth.



The subject property is strategically positioned with excellent access and visibility along E. Crossroads Boulevard (18,800 AADT), just off Interstate 25 (84,064 AADT), the primary north-south corridor connecting Fort Collins and Denver. The site benefits from a strong surrounding mix of national, including Maverik, Starbucks, Chick-fil-A, Qdoba, Arby's, 7-Eleven, Taco Bell, Holiday Inn Express & Suites, Candlewood Suites, SpringHill Suites, Microtel Inn & Suites, Embassy Suites & Conference Center, and Main Event family entertainment center. The property's immediate area is anchored by several key regional draws such as The Ranch Events Complex, a 240-acre event venue that hosts concerts, expos, and fairs year-round, and The Promenade Shops at Centerra, a premier open-air lifestyle center offering more than 70 specialty shops, restaurants, and entertainment options. Centerra Office Park, a growing hub for corporate offices and medical services, is also nearby, providing a strong daytime population.

The property is uniquely positioned within Centerra, northern Colorado's largest master-planned community. Spanning over 3,000 acres, Centerra is a vibrant, mixed-use development that includes retail, restaurants, entertainment, Class A office space, medical campuses, hotels, and residential neighborhoods. Centerra continues to grow with new residential, commercial, and corporate expansions, featuring miles of trails, natural open spaces, lakes, and community gathering spaces. Future phases will add thousands of additional homes, further strengthening the area's rapid growth.

Additional major traffic drivers in the immediate area include UCHealth Medical Center of the Rockies, a 193-bed Level I trauma center located just 2.5 miles from the site, and Northern Colorado Regional Airport (FNL), just two miles away, which serves as an important regional gateway for both commercial and general aviation. The site also benefits from its proximity to numerous new and ongoing residential and commercial developments, including a new 130,000 square foot Bass Pro Shops Outdoor World Destination location, VellaTerra Apartments, Kinston Centerra Homes, Kinston Cottages, Plat 10 at The Ranch townhomes, Vernazza at La Riva townhomes, the expansive RainDance master-planned community, and many others.

The surrounding demographics are highly attractive, with an annual population growth rate of 3.51% within a 3-mile radius and an average household income of \$170,840. Educational attainment in the area is strong, with 54.8% of residents aged 25 and older within 5 miles holding a bachelor's degree or higher, significantly above the national average.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
The Marketplace at Centerra	7.2M annual visits
Target	1.4M annual visits
In-N-Out Burger	1.1M annual visits, top 16% nationally
Johnstown Plaza	5.9M annual visits
Scheels	2.4M annual visits
MOD Pizza	Top 9% nationally, #1 in CO
The Promenade Shops at Centerra	3.9M annual visits
Barnes & Noble	381.6k annual visits, #3 in CO
Metropolitan Metrolux Theatres	339.4k annual visits
Walmart	2.7M annual visits, top 20% nationally
Chick-fil-A	880,500 annual visits
Maverik	293.9k annual visits
Starbucks	258.5k annual visits, +53.2% YoY

3.51%



Annual Population Growth Rate

\$793,295



Average Home Value

\$170,840



Average Household Income



6145 E Crossroads Blvd
Loveland, CO 80538

Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	1,634	22,185	78,202
2029 Total Population	2,417	26,366	83,716
2024–2029 Annual Growth Rate	8.14%	3.51%	1.37%
2024 Total Daytime Population	6,895	34,188	83,946
Average Household Income			
2024	\$111,879	\$170,840	\$148,820
2029	\$132,107	\$188,323	\$171,623
Average Home Value			
2024	\$774,613	\$793,295	\$664,614
2029	\$881,078	\$885,324	\$784,067



Major Employers in Larimer County	# of Employees
UC Health	9,620
Colorado State University	7,554
Poudre School District	4,176
Thompson School District	2,476
City of Fort Collins	2,400
Larimer County	2,050
YMCA of the Rockies	1,470
Woodward Inc	1,420
Hewlett Packard	1,280
Orthopaedic & Spine Center of the Rockies	1,180
Avago Technologies US Inc	1,130



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